

6. 2013SP-032-001

731 DOUGLAS AVENUE

Map 071-16, Parcel(s) 079-081

Council District 05 (Scott Davis)

Staff Reviewer: Duane Cuthbertson

A request to rezone from CL and RS5 to SP-MU zoning for property located at 719, 723 and 731 Douglas Avenue, at the northwest corner of Montgomery Avenue and Douglas Avenue (2.04 acres), to permit up to 29 residential dwelling units and office use, requested by Dale and Associates, applicant; D223 LLC, D222 LLC, D220 LLC, owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Permit a 29 unit residential development and office use.

Preliminary SP

A request to rezone from Commercial Limited (CL) and Single-Family Residential (RS5) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 719, 723 and 731 Douglas Avenue, at the northwest corner of Montgomery Avenue and Douglas Avenue (2.04 acres), to permit up to 29 residential dwelling units and office use.

Existing Zoning

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *One acre of the subject property is zoned RS5 which would permit a maximum of 7 units.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office uses. *This specific plan would permit a maximum of 29 dwelling units.*

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports a Variety of Transportation Choices

The SP creates new development opportunity in a neighborhood where adequate public infrastructure exists, which is preferable to development in areas where new roads have to be constructed because it does not burden Metro with the cost of maintaining new infrastructure.

The SP proposes additional density in an already developed area of Nashville adequately served by a variety of transportation choices including roads, bike lane (on Douglas Avenue), sidewalks and transit (route #30 on Douglas Avenue and Montgomery Avenue). The SP's location within a developed transportation network providing a variety of choices. As growth and development – and resulting traffic – continues the design and location of this SP provides realistic transportation alternatives to single occupancy vehicles.

The SP includes an office use at the corner of Douglas Avenue and Montgomery Avenue which, along with the residential component, will provide a transition between the more intense commercial/industrial area to the west with the mostly single-family residential neighborhoods to the east, south and north. The proposed development is the first moderately scaled development in this area and may attract additional investment to the surrounding neighborhood.

The proposed development fosters walkable neighborhoods by providing additional homes oriented to the adjoining streets and providing a sidewalk, street trees and a row of parallel parking along the Montgomery Avenue frontage where no sidewalk currently exists. The development will improve the existing sidewalk on Douglas Avenue with additional width and street trees.

The proposed development provides an additional housing option in the area. The SP mitigates urban sprawl by increasing the supply of in-town housing, which relieves the pressure to develop greenfields on the periphery of Davidson County or in neighboring jurisdictions.

EAST NASHVILLE COMMUNITY PLAN

Structure Plan Policy

Neighborhood General (NG) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

November 14, 2013, Planning Commission meeting

Detailed Policy

Mixed Housing (MH) is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

Consistent with Policy?

Yes, the request is consistent with the MH in NG land use policy. The request provides additional density in an urban area where additional density is appropriate. The SP is residential in nature and proposes an incidental office use. The SP provides a transition in use and character along Douglas Avenue. The attached housing form and density proposed by the SP provides a buffer for surrounding residential uses from the more intense land uses to the east of the site.

PLAN DETAILS

This site is located at the northwest corner of Douglas Avenue, a collector street, and Montgomery Avenue. The CL zoned portion of the site previously contained an automobile repair and body shop. Two single-family residential dwellings occupy the two RS5 zoned western lots that comprise the remainder of the site. The site is surrounded by RS5 zoned single-family residential development to the north, west and south. IR zoned warehouses occupy property to the east.

Specific Plan Proposal

The SP will establish 28 attached residential townhouse dwellings and a two story mixed-use building at the street corner containing an office use on the ground floor and one residential dwelling on the second level. Seven attached townhouse units will extend along the Douglas Avenue frontage as well as the Montgomery Avenue frontage. 14 attached townhouse units will be located in the interior of the site situated around and fronting a courtyard. The plan also calls for a buffer along the western and northern property line which is intended to buffer this development from the neighboring residential districts.

The plan provides the following bulk regulations (the plan utilized the RM20-A zoning district for standards that are not specifically limited by the SP):

Max Units – 29

Max FAR – .80 (proposed: 0.62)

Max ISR – 0.70 (proposed: 0.61)

Street Setback – 5 feet from right-of-way

Side Yard Setback – 5 feet from property line

Rear Yard Setback – 20 feet

Maximum Height – 3 stories in 40 feet

Vehicular access is provided from two driveways, one on each fronting street at the furthest point from the street intersection. The development will provide an interior driveway system enabling access through the site to each access point. Each townhouse unit will contain a two-car garage. Seven additional parking spaces will be provided along the private driveway and eight on-street parking spaces will be created. The SP proposes that the private driveways will be established in an access easement so that future development to the north and west could utilize them for additional access, subject to a maintenance agreement.

ANALYSIS

This request is consistent with the MH in NG land use policy and meets several critical planning goals. Staff recommends approval with conditions.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- ROW dedications must be recorded prior to building permit signoff.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.01	7.41 D	7 U	67	6	8

November 14, 2013, Planning Commission meeting

Maximum Uses in Existing Zoning District: **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.03	0.6 F	26,920 SF	190	29	87

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.04	-	28 U	294	18	34

Traffic changes between maximum: **RS5, CL** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-963	-17	-61

SCHOOL BOARD REPORT

Projected student generation proposed SP district: 9 Elementary 6 Middle 4 High

The proposed SP district could generate up to 19 additional students. Students would attend Shwab Elementary School, Jere Baxter Middle School and Maplewood High School.

Shwab Elementary has been identified as over capacity. There is capacity with the cluster for elementary school students. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposal is consistent with the site's MH in NG land use policy and meets several critical planning goals.

CONDITIONS

1. Permitted land uses are limited to 29 residential dwelling units and general office uses.
2. Add the following note to the plan: "Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet."
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions (6-0), Consent Agenda

Resolution No. RS2013-205

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-032-001 is **Approved with conditions and disapproved without all conditions.** (6-0)

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